



# Corpus Christi

1201 Leopard Street  
Corpus Christi, TX 78401  
cctexas.com

## Meeting Agenda

### Planning Commission

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Wednesday, May 17, 2017

5:30 PM

Council Chambers

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I. **Call to Order, Roll Call**

II. **Approval of Minutes**

1. [17-0621](#) **Regular Meeting Minutes of May 03, 2017**

**Attachments:** [MeetingMinutesMay03.2017.pdf](#)

III. **Public Hearing Agenda Items - Discussion and Possible Action**

A. **Plats**

**New Plats**

2. [17-0622](#) **16PL1029**  
**JOHNSON-GRINNAGE ADDITION, BLOCK 1, LOTS 1, 2 & 3**  
**(PRELIMINARY - 1.18 ACRES)**  
Located west of South Staples Street and north of Morgan Avenue.  
**Attachments:** [TRCPlatRequirements, JohnsonGrinnage-05.17.17PCMTG.pdf](#)  
[JOHNSON-GRINNAGE ADD, BLK 1, LOTS 1,2,3 - Prelim.pdf](#)

3. [17-0623](#) **17PL1016**  
**STEPS TERMINAL, BLOCK 1, LOTS 1 & 2 (PRELIMINARY - 189.15**  
**ACRES)**  
Located west of Manning Road and north of SH 44.  
**Attachments:** [TRCPlatRequirements, StepsTerminal-05.17.17PCMTG.pdf](#)  
[STEPS TERMINAL PRELIMINARY PLAT.pdf](#)

**Time Extensions**

4. [17-0624](#) **0916116-NP073 (16-21000043)**  
**LEXINGTON CENTER UNIT 2, BLOCK 1, LOT 1 (FINAL - 2.27 ACRES)**  
Located between SH 286 and Ayers Street and north of Holly Road.  
**Attachments:** [TimeExtReq, LexingtonCenterUnit2 - 05.17.17PCMTg.pdf](#)  
[ExtReqLtr - LexingtonCenterUnit2 .pdf](#)  
[LEXINGTON CENTER UNIT 2 BLK 1 LOT 1.APPROVED PLAT.pdf](#)

5. [17-0625](#) **0715091-P020 (15-22000025)**  
**OLIVER'S ESTATE UNIT 1 (FINAL - 8.510 ACRES)**  
Located south of Yorktown Boulevard and east of Northwind Drive.

**Attachments:** [TimeExtReq, Oliver'sEstateUnit1 - 05.17.17PCMTg.pdf](#)  
[Oliver'sEstateExtReqLtrr.pdf](#)  
[OLIVER'S ESTATE UNIT 1.APPROVED PLAT.pdf](#)

B. **Zoning**

**Continued Zoning**

6. [17-0501](#) **Case No. 0317-07 - Mohammed Motaghi:** A change of zoning from the "RS-6/SP" Single-Family 6 District with a Special Permit to the "CN-1" Neighborhood Commercial District. The property to be rezoned is described as a 7.05 acre tract of land out of the replat of the Edwin E. Connor Tract, as recorded in Volume 40, Page 95, of the map records of Nueces County, Texas, located along the east side of Weber Road, south of Gollihar Road, and north of McArdle Road.

**Attachments:** [Staff Report\\_0317-07\\_Mohammed Motaghi Special Permit with Exhibits.pdf](#)  
[0317-07\\_PwrPnt - Motaghi\(05.17.17PCMTg\).pdf](#)

**New Zoning**

7. [17-0626](#) **Case No. 0517-01 - Yarborough Ranches, LP:** A change of zoning from the "CG-2" General Commercial District and "RM-3" Multifamily 3 District to the "IL" Light Industrial District and "CG-2" General Commercial District. The property to be rezoned is described as 402 N. Padres Island Drive, Tract 1 being a 22.47-acre tract of land out of J.C. Russell Farm Blocks, Block 4, Lots 1 and 2, as shown on a map recorded in Volume 28, Pages 58-59, Map Records of Nueces County, Texas, and Tract 2 being a 3.10-acre tract out of J.C. Russell Farm Blocks, Block 4, Lot 2, as shown on a map recorded in Volume 28, Pages 58-59, Map Records of Nueces County, Texas, located on the west side of Flato Road between Bates Road and Bear Lane.

**Attachments:** [Staff Report\\_0517-01\\_Yarborough Ranches.pdf](#)  
[Presentation Yarborough Ranches LP.pdf](#)

8. [17-0627](#) **Case No. 0517-02 - IDV, NPID, LLC:** A change of zoning from the "RM-3" Multifamily 3 District to the "CG-2" General Commercial District. The property to be rezoned is described as 901 Flato Road, a 2.84-acre tract of land out of J.C. Russell Farm Blocks, Block 4, Lot 2, as shown on a map recorded in Volume 28, Pages 58-59, Map Records of Nueces County, Texas, located on the west side of Flato Road between Bates Road and Bear Lane.

**Attachments:** [Staff Report\\_0517-02\\_IDV NPID, LLC.pdf](#)  
[Presentation IDV NPID, LLC.pdf](#)

9. [17-0628](#) **Case No. 0517-03 - Magellan Terminal Holdings, LP:** A change of zoning from the "CG-1" General Commercial District to the "IH" Heavy Industrial District. The property to be rezoned is described as Webb Tract Port View 101.58 acres, located along the west side of Poth Lane, south of Tribble Lane, and north of Interstate 37.

**Attachments:** [Staff Report 0517-03 Magellan Terminal Holdings LP. with Exhibit.pdf](#)  
[0517-03 Power Point - Magellan Terminal Holdings LP..pdf](#)

10. [17-0629](#) **Case No. 0517-04 - MPM Development, LP:** A change of zoning from the "RS-6" Single-Family 6 District to the "RS-4.5" Single-Family 4.5 District. The property to be rezoned is described as Roberts Tract 2.064 acres out of Lots 3, 6, 11, 14 and 15 also known as Tract 1F, Roberts Tract 31.119 acres out of Lots 3, 6, and 11, and Roberts Tract 6.517 acres out of Lots 3, 6, 11, and 14, located along the west side of Rand Morgan Road, south of Leopard Street, and north of Oregon Trail.

**Attachments:** [Staff Report 0517-04 MPM Development LP with Exhibits.pdf](#)  
[0517-04 Power Point - MPM Development LP..pdf](#)

**C. Amendment to the Comprehensive Plan**

11. [17-0507](#) An Amendment to the Urban Transportation Plan deleting Bronx Drive located between Master Channel 31 Ditch and Yorktown Boulevard

**Attachments:** [UTP Request and TIA - 01-30-2017.pdf](#)  
[UTP DELETION OF BRONX- DM 4.17.17.pdf](#)  
[Del Mar PC 5.17.17 PC meeting.pptx](#)

**D. Unified Development Code Text Amendment**

12. [17-0637](#) Section 8.1.6 Acceptance of Improvements

**Attachments:** [Power Point - 8.1.6 Warranty Period.pdf](#)

**IV. Presentation**

13. [17-0633](#) Proposed Annexation Policy

**Attachments:** [Agenda Memo for Proposed Annexation Policy PC Presentation.pdf](#)  
[2017-05-17 PC Presentation- Proposed Annexation Policy.pptx](#)

**V. Director's Report**

**VI. Items to be Scheduled**

**VII. Adjournment**